

FOR SUBLEASE

# 5674 PRODUCTION WAY

LANGLEY, BC



4,320 SQUARE FEET

 CUSHMAN &  
WAKEFIELD

## LOCATION

The subject property is situated on the east side of Production Way, just north of 56th Avenue, in close proximity to the vibrant streets of Langley City and a wide range of nearby amenities, including Willowbrook Centre.

## OPPORTUNITY

Functional industrial space for a wide variety of industrial businesses.

## ZONING

I-1 (Light Industrial Zone) zoning allows for a wide array of industrial uses such as warehousing, storage, manufacturing, distribution, service uses and more. A copy of the zoning bylaws can be made available.

## AVAILABLE AREA

Warehouse	2,847 SF
Front Showroom / Office	714 SF
Production Area	759 SF
<b>TOTAL AVAILABLE AREA</b>	<b>4,320 SF</b>

\* Sizes are approximated, tenant to verify

- Street Exposure
- Fluorescent & LED lighting
- Forced air gas warehouse heaters
- Front showroom
- Approximately 16'3" ceilings in warehouse
- One (1) 12' X 12' front grade loading door
- 2-pc washroom
- Concrete block construction
- 3-phase electrical service (subtenant to verify)

## LEASE RATE

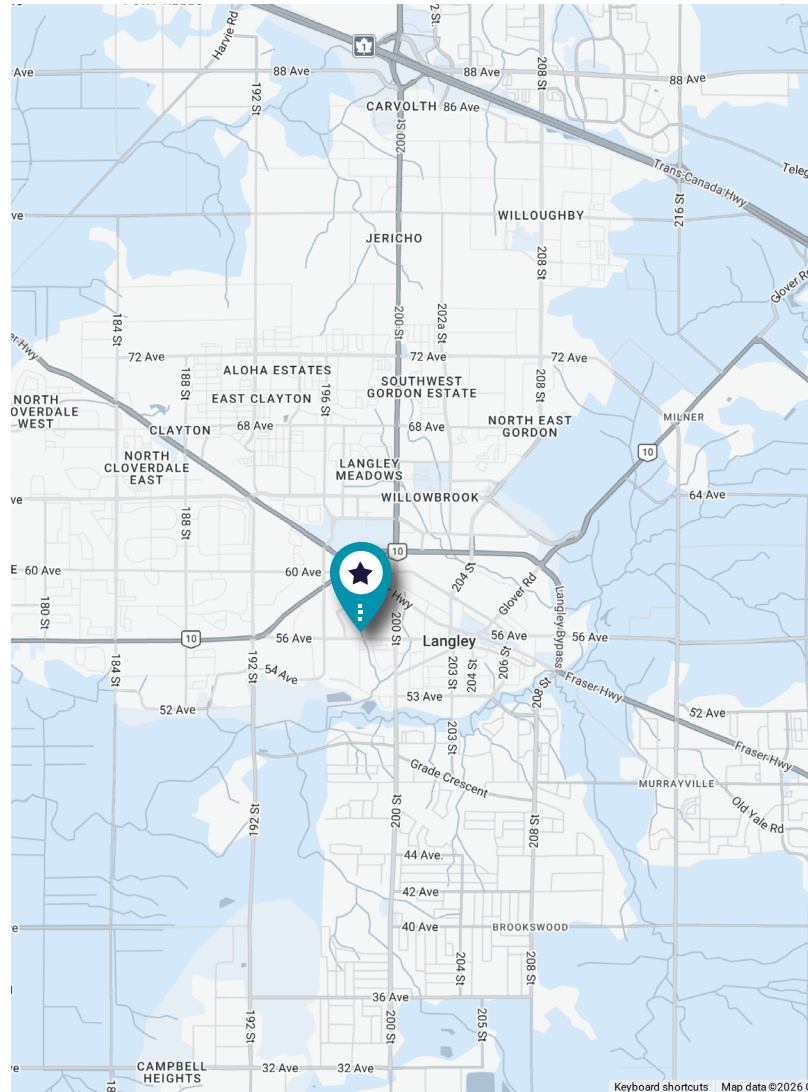
Please contact lister for lease rate details

## SUBLEASE TERM

Lease term expires August 29th, 2028

## AVAILABILITY

Immediate



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